

95-63-FP

APPLICATION AND FINAL PLAT CHECKLIST

Date November 21, 1995

Name of Proposed Development ROLLING MEADOWS ESTATES

Name of Developer BOB SANDLIN

Address 12900 Preston Road, Suite 1218, Dallas, Texas Phone 214-392-7990
75230

Owner of Record PEGASUS PALACE, INC.

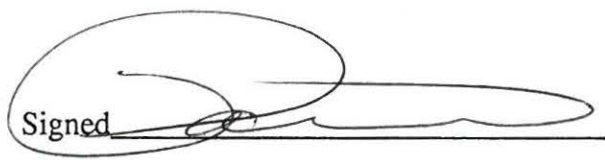
Address 12900 Preston Road, Suite 1218 Phone 214-392-7990

Name of Land Planner/Surveyor/Engineer TIPTON ENGINEERING, INC.

Address 6330 Belt Line Road, Suite C Phone 214-226-2967
Garland, Texas 75043

Total Acreage 83.855 Current Zoning Agricultural

Number of Lots/Units 18

Signed 

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

<u>Provided of</u>	<u>Not</u>
<u>Shown on Plat</u>	<u>Applicable</u>
<u>X</u>	<u> </u>

1. Title or name of development, written and graphic scale, north point, date of plat and key map

X _____

2. Location of the development by City, County and State.

Page 2 of 4

 X _____

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

 X _____

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

 X _____

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within an adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

 X _____

9. Identification of each lot or site and block by letter and number and building lines

 X _____

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

 X _____

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

 X _____

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

- | | | |
|--------------|-------|--|
| _____ | _____ | 13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording) |
| _____ | _____ | 14. Statement of developer responsibility for storm drainage improvements (see wording) |
| <u> X </u> | _____ | 15. Instrument of dedication or adoption signed by the owner or owners (see wording) |
| <u> X </u> | _____ | 16. Space for signatures attesting approval of the plat (see wording) |
| <u> X </u> | _____ | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording) |
| _____ | _____ | 18. Compliance with all special requirements developed in preliminary plat review |
| _____ | _____ | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording) |
| <u> X </u> | _____ | 20. Submit along with plat a calculation sheet indicating the area of each lot |
| _____ | _____ | 21. Attach copy of any proposed deed restrictions for proposed subdivision |

Taken by: _____

File No.: _____

Date: _____

Fee: _____

Receipt No.: _____



CITY OF ROCKWALL
 "THE NEW HORIZON"
 Rockwall, Texas 75087-3628

(214) 771-7700

Cash Receipt

Name Texas Real Estate Date 11/11

Mailing Address Rolling Meadows

Job Address Rolling Meadows Permit No. _____

Check 11/2016 Cash Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411	<u>165-</u>	Portable Meter Deposit	02-2311
Subdivision Plats	01-3412		Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Marina Lease	08-3810
Misc. Income	01-3819		Cemetery Receipts	10-3830
Sale of Supplies	01-3807		PID	13-3828
Recreation Fees	01-3401		Street	14-3828
			Assessment-Ph#2	14-3830
			Hotel/Motel Tax	15-3206

TOTAL OF COLUMN

165-

TOTAL OF COLUMN

TOTAL DUE

165-

Received by [Signature]



TIPTON ENGINEERING, INC.

ENGINEERING • SURVEYING • PLANNING

4180

6330 Belt Line Road • Suite C • Garland, Texas 75043 • (214) 226-2967 • FAX 226-1946

November 21, 1995

Mr. Bill Crolley
CITY OF ROCKWALL
205 W. Rusk
Rockwall, Texas 75087

Re: **ROLLING MEADOWS ESTATES**
ROCKWALL, TEXAS

Dear Mr. Crolley:

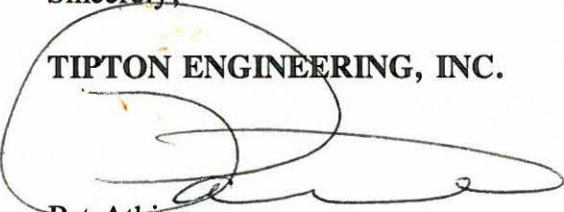
We are attaching the following items for submittal on the above-referenced project.

1. Final Plat Application
2. Twelve (12) folded blueline copies of the Preliminary Plat
3. Filing fee check in the amount of \$242.00.

If you need any additional information or if you have any questions, do not hesitate to contact our office.

Sincerely,

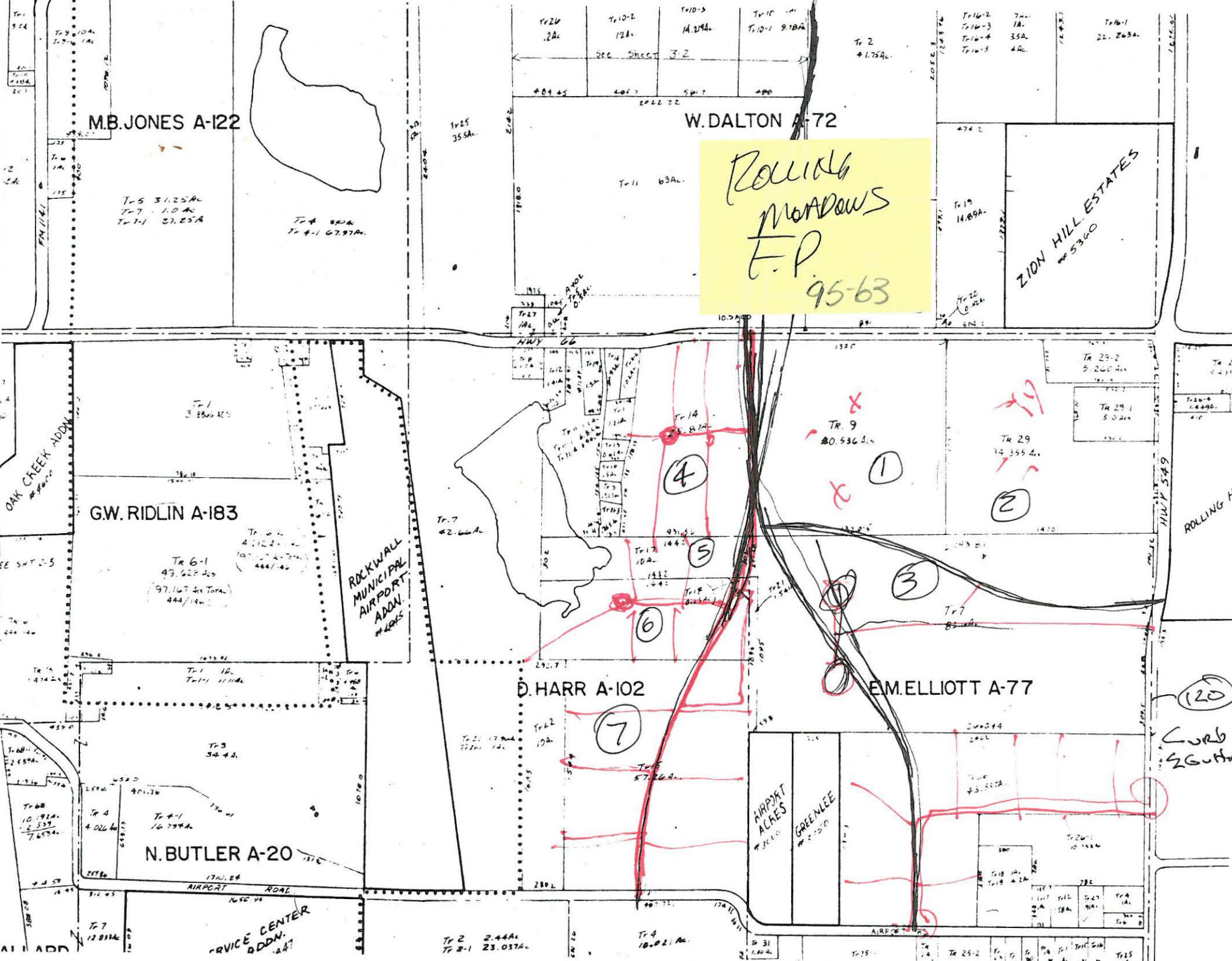
TIPTON ENGINEERING, INC.



Pat Atkins
President

PA:bt

Attachments



M.B. JONES A-122

W. DALTON A-72

Rolling Meadows E.P. 95-63

ZION HILL ESTATES #5360

G.W. RIDLIN A-183

D. HARR A-102

N. BUTLER A-20

E.M. ELLIOTT A-77

OAK CREEK ADDN

ROCKWALL MUNICIPAL AIRPORT ADDN #4045

AIRPORT ACRES GREENLEE #5350

Curb 260ft

ROLLING HILLS

Tr 5 31.25A
Tr 7 1.0 AC
Tr 1-1 27.85A

Tr 4 82A
Tr 4-1 67.97A

Tr 26 2A
Tr 10-2 12A
Tr 10-3 14.25A
Tr 10-1 9.78A
Tr 2 1.75A

Tr 16-2 7A
Tr 16-3 1A
Tr 16-4 35A
Tr 16-5 4A
Tr 16-1 22.263A

Tr 1 3.880 AC

Tr 6-1 49.628 AC
(97.167 AC Total)
444/190

Tr 7 42.66A

Tr 14 28.87A
④

Tr 9 40.536A
①

Tr 29 35.355A
②

Tr 17 144A
⑤

Tr 7 83.00A
③

Tr 6 62.54A
⑥

Tr 2 12A
⑦

Tr 5 57.26A

⑩

Tr 2 2.44A
Tr 1 23.037A

Tr 4 10.021A

Tr 25-2 5.200A
Tr 29-1 5.02A
Tr 29-2 5.200A

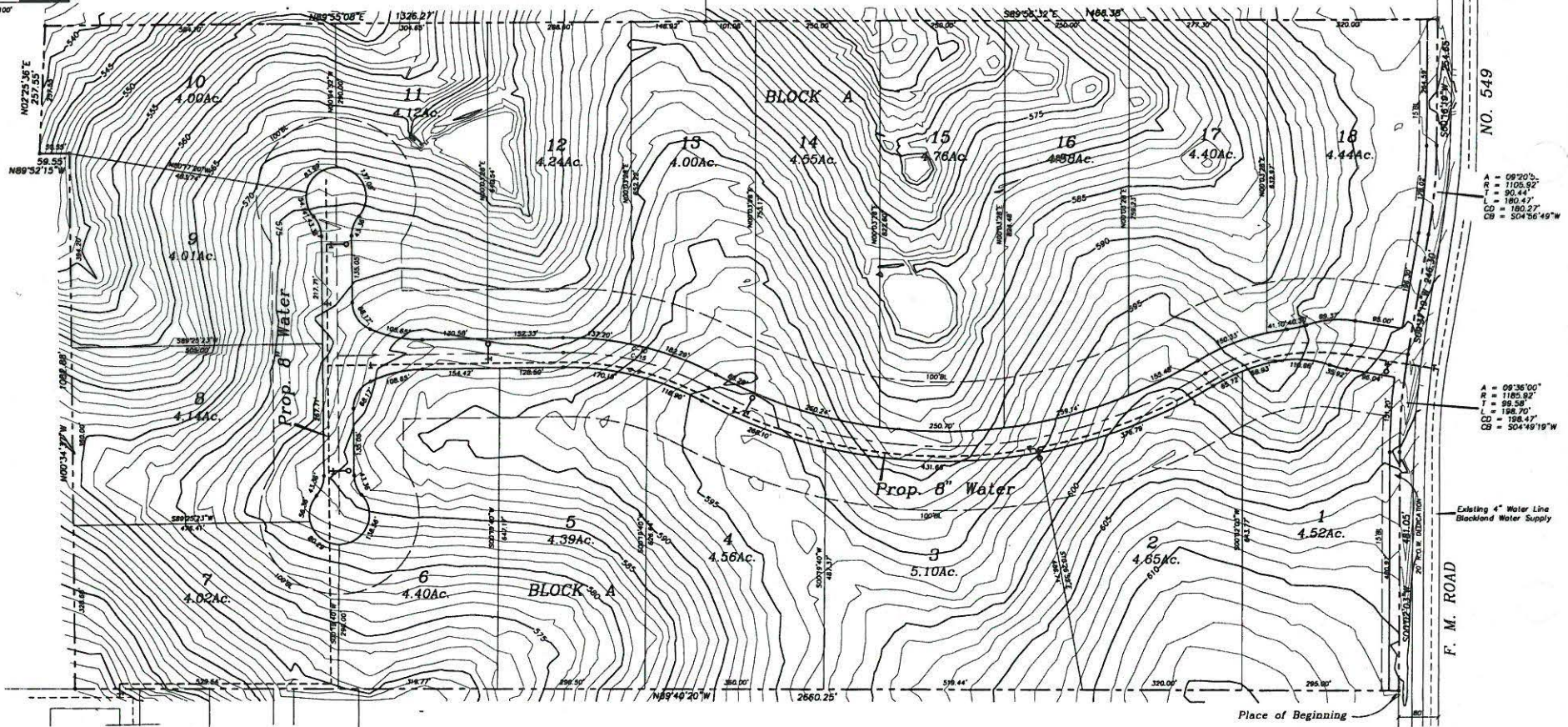
TRVISE CENTER ADDN #47



40.536 AC.
CAIN CEMETERY
VOL. 774, PG. 122

34.355 AC.
M. TYLER
VOL. 406, PG. 69

57.26 AC.
ROBERT A. HARTMAN

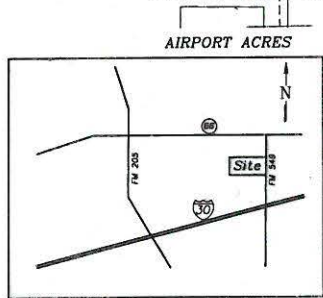


NO. 549

A = 09°20'
R = 1105.92'
T = 90.44'
L = 180.47'
CD = 180.27'
CB = S04°56'49"W

A = 09°36'00"
R = 1185.92'
T = 99.58'
L = 198.70'
CD = 198.43'
CB = S04°49'19"W

Existing 4" Water Line
Blackland Water Supply



NOTE:
ROADWAY / PAVING / STORM & BAR DITCHES
TO BE MAINTAINED BY THE ROLLING MEADOWS
ESTATES HOME OWNERS ASSOCIATION.

43.857 AC.
JOSEPH FUNK
VOL. 97, PG. 420

95-68

PRELIMINARY PLAT
ROLLING MEADOWS ESTATES

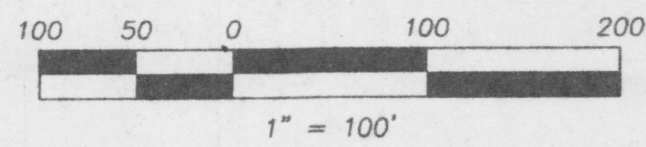
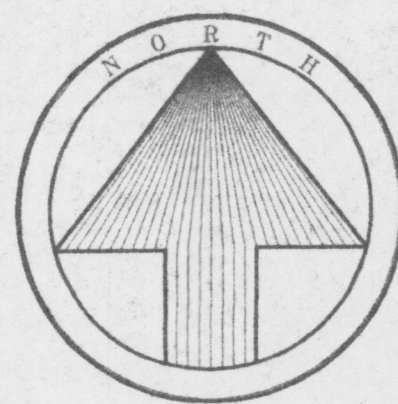
E. M. Elliott Survey, Abstract No. 77
R. B. Irvine Survey, Abstract No. 120
ROCKWALL COUNTY, TEXAS

OWNER
PEGASUS PALACE, INC.
12900 Preston Road - Suite 1218 - Dallas, Texas 75230

DEVELOPER
BOB SANDLIN
12900 Preston Road - Suite 1218 - Dallas, Texas 75230

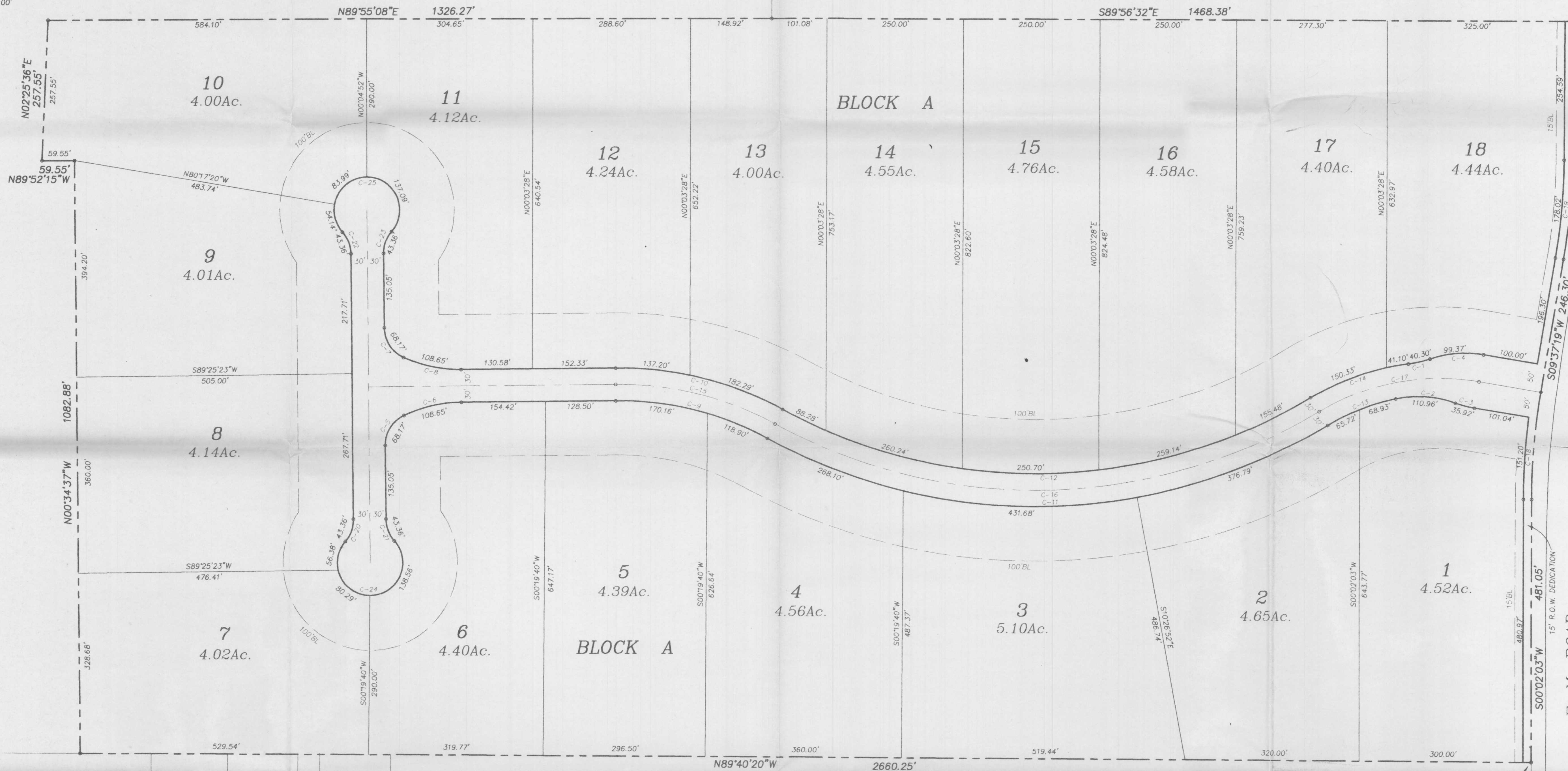
ENGINEER/SURVEYOR
TIPTON ENGINEERING, INC.
6330 Belt Line Rd. - Suite C - Carroll, Texas 75043





40.536 AC.
CAIN CEMETERY
VOL. 774, PG. 122

34.355 AC.
M. TYLER
VOL. 406, PG. 69



A = 09°20'59"
R = 1105.92'
T = 90.44'
L = 180.47'
CD = 180.27'
CB = S04°56'49"W

A = 09°36'00"
R = 1185.92'
T = 99.58'
L = 198.70'
CD = 198.47'
CB = S04°49'19"W

57.26 AC.
ROBERT A. HARTMAN

NO. 549

F. M. ROAD

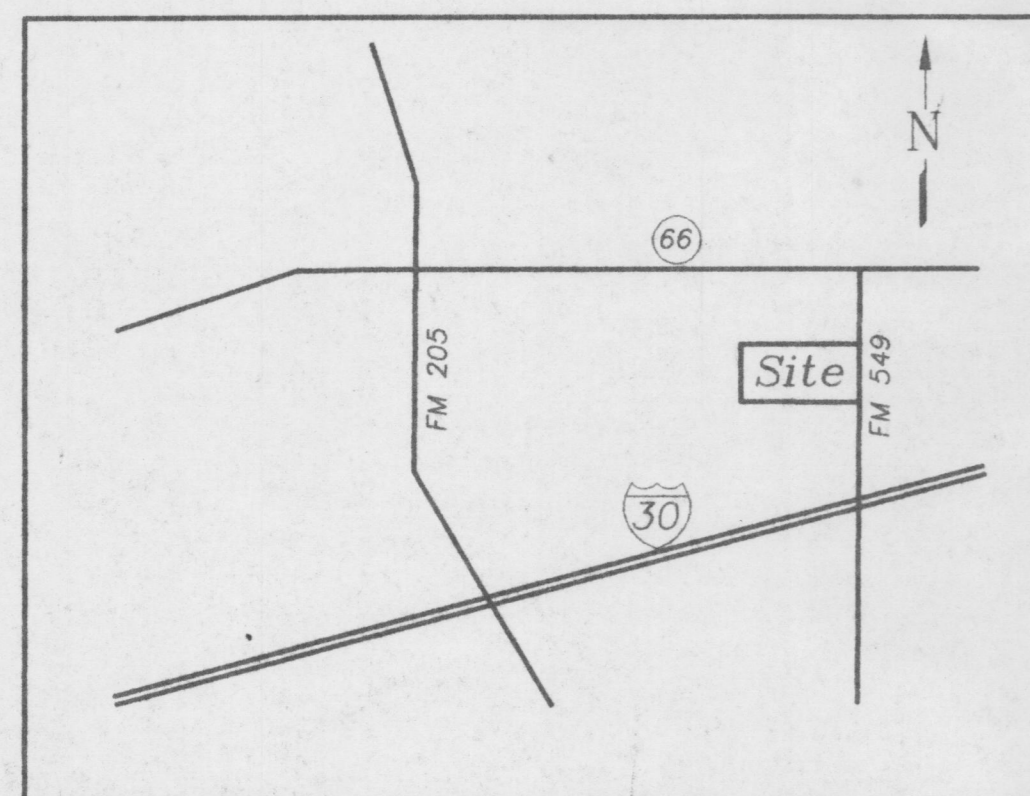
AIRPORT ACRES

GREENLEE ADD.

Place of Beginning

95-63

file copy



LOCATION MAP

43.857 AC.
JOSEPH FUNK
VOL. 97, PG. 420

FINAL PLAT
ROLLING MEADOWS ESTATES

E. M. Elliott Survey, Abstract No. 77
R. B. Irvine Survey, Abstract No. 120
ROCKWALL COUNTY, TEXAS

OWNER

PEGASUS PALACE, INC.

12900 Preston Road ~ Suite 1218 ~ Dallas, Texas 75230

DEVELOPOR

BOB SANDLIN

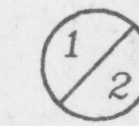
12900 Preston Road ~ Suite 1218 ~ Dallas, Texas 75230

ENGINEER/SURVEYOR

TIPTON ENGINEERING, INC.



6330 Belt Line Rd. ~ Suite C ~ Garland, Texas 75043



CURVE DATA

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	BEARING
C-1	200.00'	11°32'39"	20.22'	40.30'	40.23'	S76°55'37"W
C-2	200.00'	31°47'18"	56.95'	110.96'	109.54'	S85°58'52"E
C-3	200.00'	10°17'28"	18.01'	35.92'	35.87'	N75°13'57"W
C-4	200.00'	28°28'02"	50.73'	99.37'	98.35'	N85°23'18"E
C-5	60.00'	65°05'56"	38.30'	68.17'	64.56'	N31°58'21"E
C-6	250.00'	24°54'04"	55.20'	108.65'	107.80'	N76°58'21"E
C-7	60.00'	65°05'56"	38.30'	68.17'	64.56'	N31°58'21"E
C-8	250.00'	24°54'04"	55.20'	108.65'	107.80'	N76°58'21"E
C-9	570.00'	29°03'22"	147.71'	289.06'	285.97'	S76°02'56"E
C-10	630.00'	29°03'22"	163.26'	319.48'	316.08'	S76°02'56"E
C-11	1030.00'	59°53'11"	593.31'	1076.55'	1028.23'	S88°32'09"W
C-12	970.00'	59°53'11"	558.75'	1013.84'	968.33'	S88°32'09"W
C-13	395.00'	19°31'55"	67.99'	134.65'	134.00'	N68°21'31"E
C-14	455.00'	24°06'22"	97.15'	191.43'	190.02'	N70°38'45"E
C-15	600.00'	29°03'22"	155.48'	304.27'	301.02'	S76°02'56"E
C-16	1000.00'	59°53'11"	576.03'	1045.20'	998.28'	S88°32'09"W
C-17	425.00'	41°01'45"	159.02'	304.33'	297.88'	N79°06'27"E
C-18	1200.92'	07°12'49"	75.70'	151.20'	151.10'	N03°37'44"E
C-19	1090.92'	09°20'59"	89.21'	178.02'	177.92'	S04°56'49"W
C-20	60.00'	41°24'35"	22.68'	43.36'	42.43'	S20°07'40"W
C-21	60.00'	41°24'35"	22.68'	43.36'	42.43'	N21°16'54"W
C-22	60.00'	41°24'35"	22.68'	43.36'	42.43'	S21°16'54"E
C-23	60.00'	41°24'35"	22.68'	43.36'	42.43'	N20°07'40"E
C-24	60.00'	26°49'09"	68.03'	275.22'	90.00'	S89°25'23"W
C-25	60.00'	26°49'09"	68.03'	275.22'	90.00'	N89°25'23"E

STATE OF TEXAS)
 COUNTY OF ROCKWALL)

OWNERS CERTIFICATE

4180.FLD

WHEREAS, PEGASUS PALACE, INC., is the owner of a tract of land situated in the E.M. ELLIOT SURVEY, ABSTRACT NO. 77, and R.B. IRVINE SURVEY, ABSTRACT NO. 120, Rockwall County, Texas, and being all of the 83.610 acre tract of land described in a Warranty Deed from O. Jan Tyler and wife, Virginia Tyler, recorded in Volume 641, Page 77 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" iron pin found for corner at the Northeast corner of the above cited tract of land in the West right of way line of F.M. Highway 549, said point also being the Southeast corner of a 44.615 acres tract of land described in a Warranty Deed from Jan Tyler to Michael J. Tyler, dated June 3, 1988, and being recorded in Volume 406, Page 69 of the Real Property Records of Rockwall County, Texas;

THENCE, S 00° 16' 19" W, along the West right of way of line of F.M. Highway 549, a distance of 254.65 feet to a 1/2" iron pin found for corner;

THENCE, in a Southwesterly direction along a curve to the right having a central angle of 09° 21' 00", a radius of 1105.92 feet, a tangent of 90.44 feet, a chord of S 04° 56' 49" W, 180.27 feet along said right of way line an arc distance of 180.47 feet to a 1/2" iron pin found for corner;

THENCE, S 09° 37' 19" W, along said right of way line a distance of 246.30 feet to a 1/2" iron pin found for corner;

THENCE, in a Southwesterly direction along a curve to the left having a central angle of 09° 36' 00", a radius of 1185.92 feet a tangent of 99.58 feet, a chord of S 04° 49' 19" W, 198.47 feet, along said right of way line an arc distance of 198.70 feet to a 1/2" iron pin found at corner;

THENCE, S 00° 02' 03" W, along said right of way line a distance of 481.04 feet to a 3/4" iron pipe found for corner at the southeast corner of said 83.610 acres tract;

THENCE, N 89° 40' 20" W, along the South line of said tract, a distance of 2660.25 feet to a 3/4" iron pipe found for corner at the base of a fence corner post;

THENCE, N 00° 34' 37" W, along a wire fence, a distance of 1082.88 feet to a 1/2" iron rod found for corner;

THENCE, N 89° 52' 15" W, along a wire fence a distance of 59.55 feet to a 1/2" iron rod found for corner at the base of a fence corner post;

THENCE, N 02° 25' 36" E, along a wire fence a distance of 257.55 feet to a 1/2" iron rod found for corner at the base of a fence corner post at the Northwest corner of said 83.610 acres tract;

THENCE, N 89° 55' 08" E, a distance of 1326.27 feet to a 1/2" iron pin found for corner at the Southwest corner of the above cited 44.615 acres tract of land;

THENCE, S 89° 56' 32" E, a distance of 1438.38 feet to the PLACE OF BEGINNING and containing 83.855 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Pegasus Palace, Inc. does hereby adopt this plat designating the herein described property as Rolling Meadows Estates, an addition to Rockwall County, Texas and does hereby dedicate to the public use forever, the streets and easements as shown hereon.

PEGASUS PALACE, INC.

By: O. Jan Tyler

THE STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared O. Jan Tyler whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Pegasus Palace, Inc., and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ Day of _____, A.D. 1995

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

SURVEYORS CERTIFICATE

I, GREGORY A. MCCALL, Registered Professional Land Surveyor for Tipton Engineering, Inc., do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made _____ under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of Rockwall County, Texas;

Date: This the _____ Day of _____, 1995.

TIPTON ENGINEERING, INC.

GREGORY A. McCALL
 Registered Professional Land Surveyor
 No. 4396

THE STATE OF TEXAS)
 COUNTY OF DALLAS)

BEFORE ME, the undersigned authority, on this day personally appeared Gregory A. McCall, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said TIPTON ENGINEERING, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND SEAL OF OFFICE, This _____ Day of _____, A.D. 1995.

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

APPROVAL:

County Judge

Dosville Peoples, Commissioner
 Precinct #1

Dale Trout, Commissioner
 Precinct #2

Joe Florey, Commissioner
 Precinct #3

Trey Chaney, Commissioner
 Precinct #4

95-63 file copy
 FINAL PLAT
 ROLLING MEADOWS ESTATES

E. M. Elliott Survey, Abstract No. 77
 R. B. Irvine Survey, Abstract No. 120
 ROCKWALL COUNTY, TEXAS

OWNER

PEGASUS PALACE, INC.
 12900 Preston Road ~ Suite 1218 ~ Dallas, Texas 75230

DEVELOPOR

BOB SANDLIN
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ENGINEER/SURVEYOR

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